



City of Bryant, Arkansas  
Community Development  
210 SW 3<sup>rd</sup> Street Bryant, AR 72022  
501-943-0943

## Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at [www.cityofbryant.com](http://www.cityofbryant.com) under the Planning and Community Development tab.

Date: 12/6/2022

### Applicant or Designee:

Name Kelly Tucker  
Address 9020 Chicot Road  
Phone (501) 912-79104  
Email Address: kellytucker50@gmail.com

### Property Owner (If different from Applicant):

Name Kelly Tucker  
Phone (501) 912-79104  
Address 9020 Chicot Road, Little Rock, AR 72209  
Email Address kellytucker50@gmail.com

### Project Location:

Property Address 3113 Whispering Oak Street  
Bryant, AR 72022  
Parcel Number 840-08686-000  
Zoning Classification \_\_\_\_\_

### Additional Information:

Legal Description (Attach description if necessary)

Lot 17, Block 3, Sherwood Estates in the City of Bryant

Description of Conditional Use Request (Attach any necessary drawings or images)

Duplex

Proposed/Current Use of Property Vacant lot

# Application Checklist

## Requirements for Submission

- Letter stating request of Conditional Use and reasoning for request
- Completed Conditional Use Permit Application
- Submit Conditional Use Permit Application Fee (\$125)
- Submit Copy of completed Public Notice
- Publication: Public Notice shall be published at least one (1) time fifteen (15) days prior to the public hearing at which the variance will be heard. Once published please provide a proof of publication to the Community Development office.
- Posting of Property: The city shall provide a sign to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- Submit eight (8) Copies of the Development Plan (Site Plan) showing:
  - Location, size, and use of buildings/signs/land or improvements
  - Location, size, and arrangement of driveways and parking. Ingress/Egress
  - Existing topography and proposed grading
  - Proposed and existing lighting
  - Proposed landscaping and screening
  - Use of adjacent properties
  - Scale, North Arrow, Vicinity Map
  - Additional information that may be requested by the administrative official due to unique conditions of the site.

**Once the application is received, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. A public hearing will be held at this meeting for comments on the Conditional Use. After the public hearing, the Planning Commission will make a decision on the use.**

**Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.**

READ CAREFULLY BEFORE SIGNING

I Kelly Tucker do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes and that it is my responsibility to obtain all necessary permits required.

Kelly Tucker  
9020 Chicot Road  
Little Rock, AR 72209

To: Bryant Development and Review Committee

We are requesting a Conditional Use Permit at the Property located at 3113 Whispering Oak Drive in Bryant Arkansas. We are going to build a 3 bedroom 2 bath duplex at that location. If you need any other information, please call me at 501-912-7964.

Sincerely,



Kelly Tucker  
kellytucker50@gmail.com

# NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, 6/10/2023 at 6:00 P.M. at the Bryant City Complex, 210 Southwest 3 Street. City of Bryant. Saline County, for the purpose of public comment on a conditional use request at the site of 3113 Whispering Oak Bryant, AR 72022. A legal description of the property can be obtained by contacting the Bryant Department of Community Development.

Rick Johnson

Chairman Board of Zoning Adjustment  
City of Bryant

**LAHA ENGINEERS, INC.**

6602 Baseline Road Suite E  
 P. O. Box 190251  
 Little Rock, Arkansas 72219  
 501-565-7384

Fax 501-562-5467

e-mail: lahaengr@sbcglobal.net

- Found Monument
- Set No. 4 Rebar
- ⚡ Overhead Power Line
- Power Pole
- ⊕ Sanitary Sewer Manhole
- ⊕ Water Valve
- ⊕ Water Meter
- ⊕ Gas Meter
- \* Fence
- + Stake on Line

LEGAL DESCRIPTION: LOT 11 BLOCK 3 SHERWOOD ESTATES  
 BRYANT, SALINE COUNTY, ARKANSAS

This area is in zone AE and not in the 100 year flood zone per Community-Panel No. 050448 0250 B effective date of November xx 19xx.

Proposed improvements are as shown.

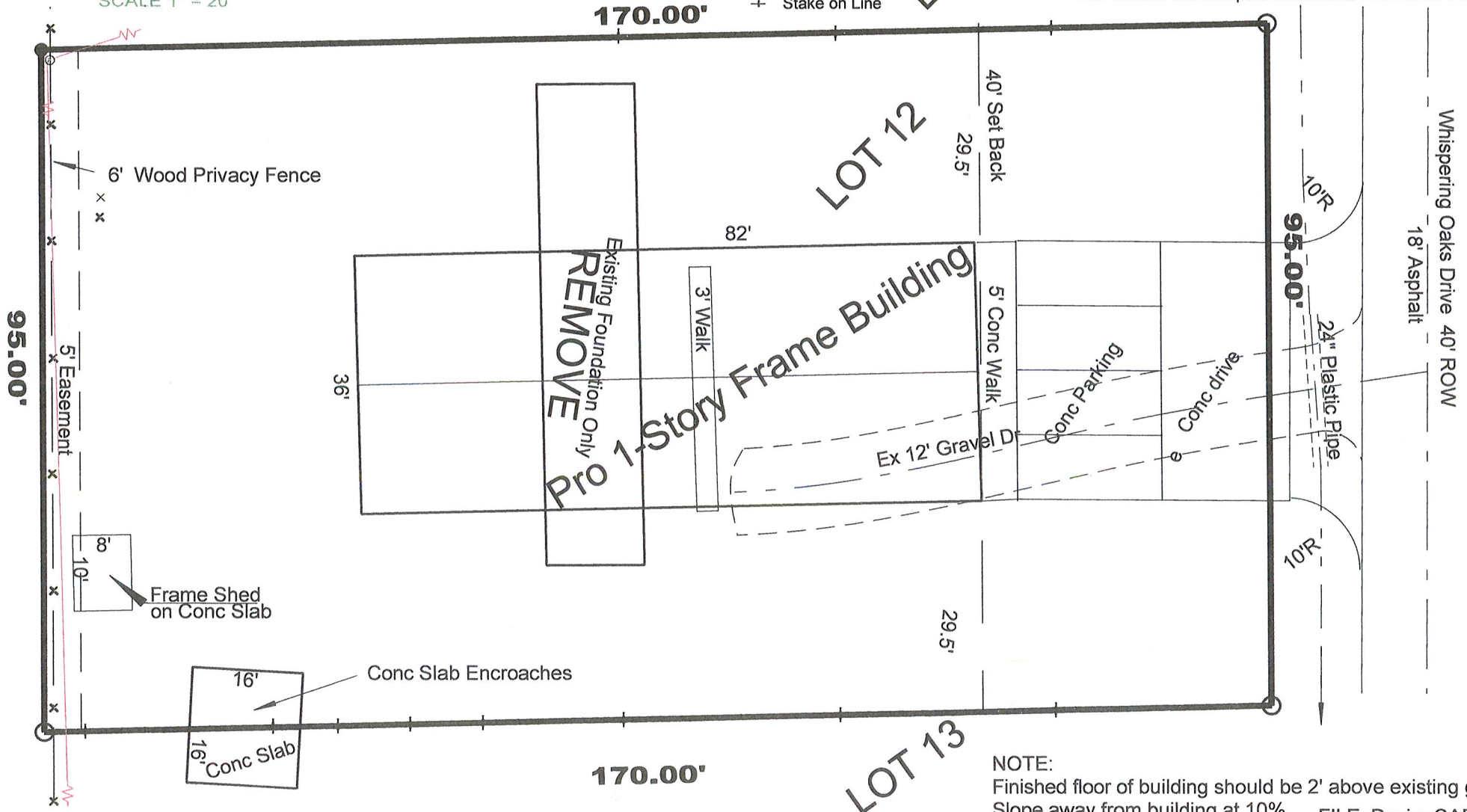
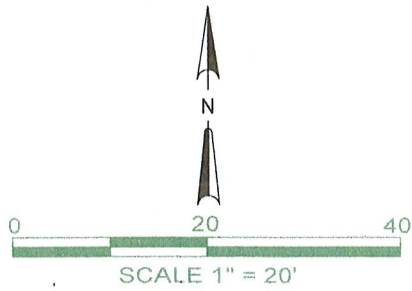
The Concrete Slab encroaches over the South Line. No other visible encroachments noted.

For use and Benefit of: Kelly Tucker  
 Address of Property: 3113 Whispering Oaks Street, Bryant, AR

Date of Survey: October 5, 2022

Scale: 1" = 20'

This is to certify that the property described hereon has been surveyed and corners set in accordance with located and accepted monuments in the area. This certification limited to the parties shown hereon.



NOTE:  
 Finished floor of building should be 2' above existing grade.  
 Slope away from building at 10%. FILE: DesignCAD 2D 2021 64-bit [kellytp:main]